

ANNUAL BUDGET MEETING

NOVEMBER 11, 2025

The meeting was called to order at 7:00 PM. President Hawkins introduced the new Board members for 2026; Vice-President Frank Temyer, Secretary- Dyson Kline, Treasurer Michelle Lee (absent), Robert Dixon- Member-at-Large, Michael Lanzano, Member-at-Large, Jim Green, Member-at-Large.

Before the 2026 budget was presented to the owners, President Hawkins discussed the completion of the repairs to the mail center. The final cost was \$51,461.77 which was paid by the City of Milford's insurance company. Next, President Hawkins reported that the brush around the pond had been trimmed by Solitude. With no further information at this time she turned the meeting over to Robert Dixon-Treasurer to present the new proposed budget for 2026.

Everyone was provided with a copy of the proposed 2026 budget upon signing in. Robert went down the proposed budget line by line. A question was asked about why the Landscaping expense was \$3,000 more than last year. Robert replied that the Board is asking them to trim the trees and bushes along Bowman Road which was not in last year's contract. The new budget will be \$38,350.00.00 minus \$6,248 (reimbursement of taxes paid to Kent County for the pond plus interest made from the capital reserve) for a final total of \$32,222.00. The new assessment for 2026 will be \$256 per owner.

With no further questions, President Hawkins proceeded with the voting of the proposed budget. After voting, the results were tabulated by Dyson Kline-Secretary. There were seventeen owners including six board Members present. There were thirteen proxies submitted for a total of twenty-eight votes. The results were: Twenty-five voted YES and three voted NO. The 2026 Budget was approved.

There being no further business to be brought before the board, a motion to adjourn was made and second. The meeting was adjourned

Respectfully submitted, Dyson Kline- Secretary.